

MINUTES OF A SPECIAL MEETING OF THE DELTA CITY COUNCIL HELD IN CONJUNCTION
WITH THE DELTA CITY PLANNING AND ZONING COMMISSION HELD MARCH 24, 1982

PRESENT:

CITY COUNCIL

Mayor Grant Nielson
Willis Morrison
Don Bird
Ruth Hansen
Don Dafoe

PLANNING & ZONING COMMISSION

Jack Fowles, Chairman
Pat Davies
Rochelle Watts
Ray Little
Gayle Bunker
Roland Dutson

ABSENT:

Max Bennett

Sherry Lewis
Bruce Taylor

OTHERS PRESENT:

Vance Bishop, Administrator
Ray Valdez, Building Inspector
Lilli Dawson, Secretary
Howard Gemperline
John Willie
Dorothy Jeffery, Recorder
Steve Young, County Planner
Harvey Rowlette

The meeting was called to order by Mayor Nielson at 7:00 p.m.
Lilli Dawson acted as secretary for the meeting.

The Mayor stated that the Meeting was duly advertised in Millard County Chronicle, the Gazette and announced on the radio. He further stated that the purpose of the Meeting was called to coordinate efforts with the Planning and Zoning Commission to better understand future zoning and annexation into Delta City.

STATUS OF APPLICATIONS FOR ANNEXATION INTO DELTA CITY

The Committee asked the Administrator for the status of the following applications for annexation into Delta City.

1. Bunker Hills: On the agenda for Monday March 29, 1982. Policy Declaration for Annexation Petition has been submitted to all departments.
2. IPP: Has not filed as of this date. Scheduled to appear before Planning and Zoning on April 14, 1982.
3. Delta Milling: Annexation Agreement being worked up by their attorney and the Delta City Attorney. Resolution and Policy Declaration passed and approved. Has been tied up in bankruptcy.
4. Fred Anderson: In its rough state. Petition is circulating in all departments. Problem with water and sewer.
5. Tex Searle Mobile Home Subdivision. Will appear before Planning and Zoning on April 14, 1982.
6. Delta Estates: Will have to refile.

COMMENTS PERTINENT TO DELTA CITY ANNEXATION POLICY - DISCUSSION ON CRITERIA FOR ANNEXATION.

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It was brought out that the City cannot automatically annex in property without the property owners request for annexation but can outline annexation in the direction they would like to see it go then activate and encourage annexation in that direction and enhance development.

Some of the subjects on annexation discussed were as follows:

1. Rationale of annexation of Lyman Row: Water lines might not be large enough, more fire hydrants needed and lift station needed for sewer.
2. Waiving the three acre feet per acre water requirement for residents outside the City limits who have been using City water.
3. Possibility of Special Improvement District for Lyman Row.
4. Postpone paying for the water dedication until they are ready to apply for a building permit.
5. Advantages and disadvantages of annexing the whole annexation declaration at one time so the City will have more control.
6. If the whole annexation declaration is annexed in at one time the City does not have to provide services until a viable development plan is presented to the City.
7. Annexation of the highway going to the airport so the commercial district of the business system can be held together.

FUTURE LAND USE MAP- ARTERIAL HIGHWAYS, MAJOR AND MINOR COLLECTOR ROADS-PRESENTED BY STEVE YOUNG.

Rationale of the Future Land Use Map was discussed and each category identified by Mr. Young. Some of the members did not feel comfortable with some of the zone changes and felt the map needed to be modified. Most of the members did not approve of the R-4C buffer zone between commercial and residential areas in the downtown district and asked that it be deleted. However, they favored extending the commercial downtown area one-half block more on the North and South of Main Street.

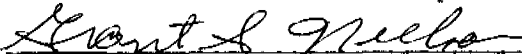
Mr. Young told the Committee that the Future Land Use Map is a plan, a direction and a guiding document and if they aren't in a support of the plan it should be re-evaluated. He asked them to move toward a conclusion before before they went to print or the money appropriated runs out.

Marked on the map presented by Mr. Young was the Arterial Highway leading through Delta City, the Major Collector Road leading to Oak City that feeds into the arterial, minor collector roads 1st West, 5th West, 4th South, 350 East and 5th East.

He told the Committee that some things to keep in mind when selecting Minor collector roads were matching them up with Major Collector Roads, the expense involved, feeding into the Arterial Highway, disruption in residential areas, logical travel patterns and feasibility.

There being no further business Councilman Morrison made a MOTION to adjourn at 9:50 p.m. His motion was SECONDED by Council Member Ruth Hansen and received a unanimous vote.


Dorothy Jeffery, City Recorder


Grant S. Nielson, Mayor